

**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/ CODE INTERPRETATION**

MUNICIPAL

CODE SECTIONS: RMC 4-1-160, School Impact Mitigation Fees

REFERENCE: N/A

SUBJECT: Clarification of calculations for School Impact Mitigation Fees for accessory dwelling units.

BACKGROUND: Subject to an approved administrative conditional use permit, RMC 4-2-060D allows accessory dwelling units in zones RC, R-1, R-4, R-8, R-10, and R-14. Detached single family dwellings are allowed one accessory dwelling unit per lot in each of these zones. "Dwelling Unit, Accessory" is defined (RMC 4-11-040) as an independent subordinate dwelling unit that is located on the same lot, but not within a single family dwelling. This may include units over detached garages. Accessory dwelling units are a means of providing affordable housing in established residential zones.

Ordinance No. 5514 amending RMC 4-1-160D.5 becomes effective January 17, 2010. This ordinance establishes new or revises existing school impact fees for new single-family and multi-family housing. The school districts affected by this ordinance are: Issaquah School District, Kent School District, and Renton School District.

While accessory dwelling units do not increase the density of the residential lots on which they are located, they are neither considered single-family nor multi-family dwellings when calculating school impact fees. An addition to the headings in the table in RMC 4-1-160D.5 would provide clarification of the school impact fees which would be charged for new accessory dwelling units. Specifically, the heading "Multi-Family Fee Amount", should be amended to read "Multi-Family and Accessory Dwelling Unit Fee Amount".

JUSTIFICATION: The school district impact fees are considerably higher for new single-family housing than they are for new multi-family housing. Because accessory dwelling units are means of providing affordable housing in new and established residential neighborhoods, it would be a hardship to impose higher school district impact fees on such units. By requiring the same school district impact fees for accessory dwelling units as for multi-family units, the affordability of accessory dwelling units would be maintained.

DECISION: New accessory dwelling units will be subject to the same school district impact fees as are new multi-family units.

PLANNING DIRECTOR

APPROVAL:

C. E. "Chip" Vincent

DATE: January 19, 2010

APPEAL

PROCESS: To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 S. Grady Way, Renton, WA 98057) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

CODE

AMENDMENTS

NEEDED TO

IMPLEMENT

DETERMINATIONS: RMC 4-1-160D.5 should be amended as shown on Attachment A.